

planning

supplement to background



Ministry of
Municipal
Affairs

Government
Publications

CARON
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The Honourable Bernard Grandmaître
Minister

Eric Fleming
Deputy Minister
(Acting)

G. Milt Farrow
Asst. Deputy Minister

April 13, 1987

87-2



HOW WELL-ADJUSTED ARE COMMITTEES OF ADJUSTMENT?

In preparation for a seminar at the annual conference of the Ontario Association of Committees of Adjustment and Consent Granting Authorities, staff of the Ministry's Community Planning Advisory Branch did an unscientific mini-survey of some frequent LDC/C of A "customers". Approximately 30 people were contacted, including some planning consultants, surveyors, lawyers, and real estate brokers in the Sudbury, North Bay, Barrie, London, and Sault Ste. Marie area. What did they think of the C of A's, L.D.C.'s, and planning boards they dealt with? How could the committees and planning boards improve their public relations?

Highlights include:

- Committees are held in generally high esteem, not only because of the expeditious approval process they administer, but also because of their common sense approach (some said, a relative absence of planners), their informal style, and the opportunity for all sides to be heard.

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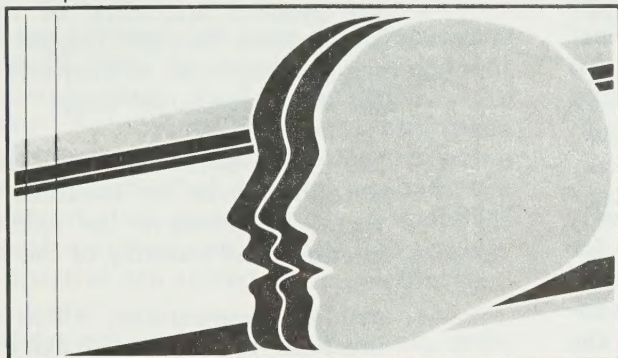
- Committees were not generally thought to demonstrate favouritism in their decisions.
- Committees were generally thought to take the official plan and their planning responsibilities seriously; they were not seen as attempting to "get around" the municipalities' planning policies.
- The perception of the respondents varied considerably as to the proportion of applications which met with opposition from neighbours or government agencies.
- The chairmanship of hearings was well-thought-of. While everyone had a chance to have his say, "parliamentary procedure" was followed and meetings didn't bog down.
- Some "screening" of applications by committee staff or municipal planners (i.e. discouraging applications that did not conform with the Official Plan) was felt to result in considerably fewer "turn-downs" by committees, as well as speeding up committee business.

The most frequently-mentioned ways in which the respondents thought committees could improve were:

- Publishing a down-to-earth explanatory guideline, particularly for "layman" applicants.
- Starting each hearing with a brief oral introduction to the hearing procedure by the chairman.
- Giving full and well-explained reasons for decisions, particularly "turn-downs".
- Giving applicants an idea of where they stand, before going "in camera" to make decisions.
- Recognizing the importance of committee staff. No public relations gestures can overcome the impact of staff who are technically incompetent or unhelpful to applicants.
- Authorizing experienced staff to give applicants an informal evaluation of the conformity of their proposals with the official plan, before accepting the application fee.

OTHER VOICES

PERSPECTIVES ON PLANNERS AND PLANNING



LA PLANIFICATION

QU'EN PENSENT LES AUTRES PROFESSIONNELS?

THE CANADIAN INSTITUTE OF PLANNERS 1987 NATIONAL CONFERENCE

July 5-8 Toronto Harbour Castle Hilton

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of Municipal Affairs.

Ms. Diana Jardine, Conference Chairman
3206 Yonge St., Toronto, Ontario M4N 2L3
(416) 483-1873

Make sure that July 5-8 is reserved on your calendar to attend "Other Voices". Keynote panelists include Kristin Shannon, economist and author, Ira Magaziner, management expert, and former politician/author William Kilbourn.

Look for the conference pre-registration package - now available by calling 416 483-1873. Early registration deadline is April 15, and remember, 50% of the cost is tax deductible as tuition - a great way to stretch your budget and convincing evidence that this is a conference that offers full value, for your mind and your career path.

INFORMATION EXCHANGE

Transportation of Dangerous Goods Report

The City of Toronto recently commissioned a consulting firm to undertake a strategic overview of hazardous goods transportation by rail. The review was carried out in response partly to recent community concerns over a perceived hazard from the transport of dangerous goods along the 44 km of rail corridor network within the City.

The consultant's report has been received and his recommendations were recently approved

by City Council. They have been forwarded to the Province and the Gilbert Task Force (on the transportation of dangerous goods by rail in the greater Toronto area).

A summary of the report is available to the public at no cost. A limited number of copies of the full report is available on request. Contact:

Bob Sasaki, Policy Planner
(416) 392-7977

Help for Older Industrial Areas

Last issue you read about the Older Industrial Areas report prepared by the Ministry of Municipal Affairs. This detailed, step by step report entitled "Older Industrial Areas/Planning for Revitalization" was written for those municipalities wishing information on the problems, opportunities and benefits of older industrial areas.

The City of York is one municipality actively looking into its older industrial areas for economic growth opportunities. The result of the study, still at the draft recommendation stage, will be a revitalization of the city's industrial base, ensuring the most effective use of the industrial lands, the adaptation to new technology and industrial policies reflecting the change in the industrial economy and the City's role in relation to this change. Throughout the study there have been meetings with the various industrialists and breakfast meetings have been an excellent method of ensuring a good turnout - a meeting at 7:30 a.m. including food is attractive to most and is less likely to conflict with other scheduled meetings.

Contact: Pat Vanini (416) 224-7635
Community Planning Advisory Br.
Ministry of Municipal Affairs

Toronto Revitalizes its Shopping Districts

Last year the City of Toronto helped its Business Associations to launch a pilot project known as the Commercial Research Programme. This innovative project was designed by the City to provide professional research geared toward the revitalization of shopping districts. Some of the districts included in the pilot project were the Bloordale, Bloor West Village, Bloor/

Yorkville, St. Clair Gardens, and Yonge/Queen/Dundas areas. In order for these areas to become more effective and attract more business, consultants suggested:

- the general upgrading of the areas' appearance through chemical cleaning programmes, to demonstrate that the areas are improving;
- the incorporation of traditional detailing, such as cornices and fixtures, to preserve the architectural heritage and identity of the areas.
- awning programmes, which serve to increase an area's identity through co-ordinated awnings, street banner and street sign programmes with an overall colour scheme to provide a co-ordinated appearance,
- improvements to the public domain including street benches and hanging flower baskets, to attract the public and provide a more pleasant environment for shoppers.

The Minister, through the Community Planning Grant Programme, provided assistance for this innovative programme. Already, noticeable improvements in the quality of the city's commercial environment can be seen. The research models will be used to help other business associations identify their research needs and prepare terms of reference for their own studies. The City is carrying on with the Commercial Research Programme in 1987 and the Ministry congratulates Toronto on its on-going work with its business associations.

Contacts: Pat Vanini (416) 224-7635
Community Planning Advisory Br.

Judy Morgan (416) 392-7571
City Planning Department

COMPUTER INFORMATION EXCHANGE

Parkway Belt Computer Pilot Project

A software program has been designed, based on **dBase III Plus**, for database management of Parkway Belt Review records. An expensive mainframe program has been replaced by micro-computer software which can do sophisticated tricks beyond the capability of the mainframe. Ownership, assessment and land use information on over 2000 properties are stored and manipulated.

The new system, which is menu-driven, user-friendly, cost effective, flexible and portable, performs the following functions:

- entering or editing records;
- searching records (by multiple criteria);
- producing statistical data;
- printing mailing lists, generating form letters;
- printing status reports on applications;
- indexing and sorting records;
- backing up or restoring files on the hard disk or floppy disk.

The hardware used is an Olivetti M24 with 10 Mb (or 20 Mb). Other IBM compatible, less expensive P.C.'s may be used.

Contact: Mai Cheng, Research and Special Projects Branch,
Ministry of Municipal Affairs
(416) 585-6250

Durham Region Identifies its Computer Requirements

In 1981 the Durham Region Planning Department, realizing the benefits that could be derived from computers, acquired two IBM PC's and one IBM PCXT to record administrative data, monitor development activities, assist in demographic forecasting

and analyze transportation issues. In addition, the Department utilized a computer service bureau for its analysis of 13 assessment programs jointly prepared by Metropolitan Toronto and the Regional Municipalities of Ontario.

In 1985, with the assistance of a consultant, the Department undertook a requirements analysis to identify and document its computer requirements. Three new applications were identified:

1. A Property Database System based on the Provincial Standard Assessment System.
2. An Application Tracking System for:
 - a) Consent Application processing and Monitoring;
 - b) Subdivision / Condominium Application Monitoring;
 - c) Zoning and Rezoning Monitoring; and
 - d) Official Plan Amendment Application Monitoring.
3. A Cross Reference/Indexing System designed to provide rapid identification and access by subject matter of the numerous documents, reports and files within the Department. It comprises:
 - a) a Communication Logging System; and
 - b) a Document Indexing System.

These applications will increase the efficiency and effectiveness of many functions carried out by the Department and will enable staff to cope with an increasing work load.

The Department was fortunate in obtaining financial assistance from the Province of Ontario for the above-mentioned requirement analysis and the development of these applications. The encouragement and support of Ken Bauman, Mark Heitshu and

Pat Vanini of the Community Planning Advisory Branch was instrumental in the development of these three applications.

The hardware configuration for these applications consists of two IBM AT microcomputers utilizing Xenix operating systems and a number of dumb terminals. A third microcomputer is being acquired to complete the system. In addition, the three PC's will be linked to this system, thereby serving as terminals as well.

This choice of hardware facilitated the development of applications incrementally resulting in no immediate financial burden to the Department. Furthermore, it allowed staff time to learn from the first application prior to proceeding with the next.

Contact: Gerry Cameron, Manager
Projects Br. (416) 668-7731

PLANNING AND THE LAW

TO PRESERVE RENTAL HOUSING MINISTER APPEALS OTTAWA SEVERANCES

The Committee of Adjustment in Ottawa granted the severance of nine rental units into individual parcels. The Minister of Municipal Affairs appealed the decisions because of the potential that the nine units could be sold, thus removing them from the rental housing stock. The appeal was made because of Provincial interest in protecting the existing rental stock from further depletion, claimed by the Province not to have been taken into consideration by the Committee of Adjustment. Concern exists because of the very low vacancy rate evident over the entire Province in cities of over 25,000 in population.

The City of Ottawa has passed a by-law designed to ensure that no person would be

left without accommodation as a result of a conversion. It sets forth certain conditions to which any severance of rental property would be subject. Occupants must either be given a long period of notice to vacate or have the opportunity to acquire the unit. The applicant pointed out that the City had not appealed the decisions but the Board agreed with the Minister's Solicitor, that the Provincial interest is broader, being concerned with the preservation of the rental housing stock, rather than merely the protection of the persons who might be displaced.

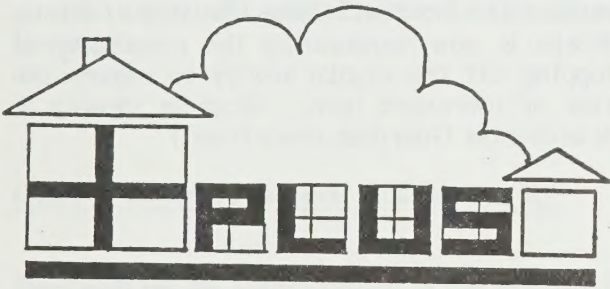
The solicitor for the Minister argued that the severances should not be granted in view of the statements in Section 50(4)(a) of the Planning Act that "regard shall be had...to... the effect of development of the proposed subdivision on matters of Provincial interest as referred to in Section 2." The statement is also applicable to land severances. Section 2 of the Planning Act sets out matters of Provincial interest, which include the protection of the financial and economic well-being of the Province and its municipalities. It was confirmed by the Board that the word Province also includes its inhabitants.

Several indicators of Provincial interest in the matter of the shortage of affordable rental housing were presented to the Board. These were in the form of statements made, and letters written by the Minister concerning the removal of affordable rental housing which could be preserved by granting fewer applications for severances. The Rental Housing Protection Act, although not binding in the decision made by the Board because it was passed after the severances were granted, further strengthened the position that a Provincial interest exists in the preservation of rental housing.

The Board concluded that, while the Committee of Adjustment was not precluded from making the finding it made, it should have considered the possibility that approving the nine severance applications would result in their removal from the stock of affordable rental housing. On December 23, 1986, the appeal of the Minister of Municipal Affairs was allowed, thereby denying the

applications for consents to severance. The applicant has sought leave to appeal the decision, citing alleged errors in law.

Source: Decision of the O.M.B.
Brennan,
Ottawa Committee of Adjustment,
Minister of Municipal Affairs
Files C860280-28



OBJECTIONS TO GRANNY FLAT IN PRESTIGIOUS WATERLOO NEIGHBOURHOOD

The Ministry of Housing is currently testing a new program for granny flats using 12 demonstration sites throughout the Province. Ten of the sites have been established without objection. A single objection in Ottawa was rejected without a full municipal board hearing. One of the sites is in Waterloo, where the City passed a temporary use by-law, under Section 38 of the Planning Act, allowing a granny flat to be located in a neighbourhood of very large lots. There was considerable opposition from neighbours and a Board hearing was held.

The subject lot has an area of one acre; the unit is leased from the Ministry for a period of three years, renewable as is the by-law for a further three years; it is proposed to be located in the rear yard, not less than 30 metres from the closest neighbour's house.

Objections ranged from claims that the by-law was **ultra vires** and in violation of the

Charter of Rights to assertions that it was out of keeping with the character of the neighbourhood and would lower property values. The Board quickly disposed of the legalistic arguments, saying that if the allegations were correct, then Section 38 itself must be in violation of the charter and that was a matter for the courts to decide. The concerns for the character of the neighbourhood and property values were given more serious consideration. The argument was that the proposal was not an appropriate alternative for parents of the occupants of houses in this neighbourhood. Indeed, one objector stated that she would not place her mother in something similar to a chicken coop found in backyards in earlier years. The natural wood exterior shown in photos of granny flats in other locations gave offence and the 50 m (550 sq.ft.) structure was described as a wooden cottage. Apparently, the surrounding residences are not of this natural wood finish.

The Board discussed the Ministry's stated intent to "maximize neighbourhood acceptance" and accepted the explanation that this meant attempting to allay fears and mitigate impacts, real or perceived. There was no implied commitment to hold some sort of referendum. The Board agreed and found the objectors' fears that the precedent would allow for a proliferation of such proposals in the area to be unfounded. An appraiser's survey around several granny flat sites in the Ottawa area indicated there was no impact on property values whatsoever. The Board noted that the character of the Waterloo neighbourhood was decidedly different but agreed that there would not be a significant value impact. On the evidence relating to the visual impact, the Board concluded that the structure's finish could be altered to blend with the surrounding homes.

The by-law was approved for a period of three years from the date of approval, February 9, 1987.

Source: Decision of the O.M.B.
By-law 86-86, City of Waterloo
File R860358

ADDITION TO TOWER PERMITTED IN PISA

A proposal to add an additional storey on to a seven storey church in downtown Pisa was sanctioned by the committee of adjustment but went before the municipal board on appeal. The hearing was necessitated by a single objection from a neighbour who claimed that the existing tower was unstable and that he could discern a tilt in it, which could be aggravated by the additional storey. Several neighbours appeared in support of the additional colonnaded storey and the suggestion was offered that the tilt was only apparent to the objector on his walk home from the nearby cantina.

Proponents of the addition explained that it was for a bell-tower which had been in the original design when the church was constructed two hundred years earlier. The eighth storey had been omitted due to a shortage of funds which did not allow the congregation to purchase the bells. Profits from a parish enterprise, the renowned Pisa parlour, were now sufficient to justify completing the tower.

The Board was satisfied by the evidence that the structure is sufficiently stable to support the addition : the walls at the base are 13 feet thick, while those of the upper storeys are of a graduated lesser thickness. The fact



that the underground foundation is only 10 feet deep was not felt to be an adequate reason to deny the application. The existence of an underground stream in the vicinity was also discounted.

The Board's decision to confirm the committee's decision in favour of the addition is dated April 1, 1371.

Note: Board records of the period are somewhat hazy but the above is based on a good deal of fact. The 1986 tilt amounted to 1.26 millimetres, bringing the total tilt to about 5 metres (16 1/2 feet). The Ministry of Public Works is now considering the possibility of lopping off the eighth storey to reduce the risk of increased lean. (Source: loosely, a Manchester Guardian news item.)

CONFERENCES

OPC '86

VHS video tapes of four OPC '86 workshops are now available : Media, social Planning, Lobbying and Industrial Revitalization. To borrow one or more of the tapes, contact Elizabeth Lea, Conference Coordinator, at (416) 585-6238 .

OPC '87

Yes, it's never too early ! Work has begun on this year's conference, which is scheduled for October 28-30.

The theme : Adapting Communities

Location : King Edward Hotel

Hotel rate : \$120.00 (same as in '85 & '86!)

Conference rates are yet to be determined.

Contact : Elizabeth Lea

Site selection '87

Some 40 Ontario municipalities displayed their most attractive sites and incentives for development at Site Selection '87, held in February at Toronto's Sheraton Centre. In its second year, this two day event brings together corporate executives, municipal planners and experts in the field of corporate relocation and site selection. The Ministry's Community Planning Wing was represented by a booth, where representatives of various branches were on hand to answer questions on the scope of available provincial assistance.

Central Ontario Planners' Conference '87

Perspectives on Development is the theme of this year's conference hosted by the Community Planning Advisory Branch's Central Ontario Field Office. The conference will examine a broad range of activities that make up community development and the roles that you, as municipal planners, can play in achieving this development. What can you be doing to promote the overall economic and social health of your community? How do economic development efforts relate to these broader activities?

Join your colleagues on May 21, 1987 at the Richmond Hill Country Club as we explore:

- **COMMUNITY DEVELOPMENT** - A number of workshops will look at case studies of efforts aimed at enhancing community vitality in Central Ontario. We will also explore the mechanics of how an idea was turned into a realistic project and marketed to Council.
- **ECONOMIC DEVELOPMENT** - Just what does it involve and what activities could you be doing?
- **ECONOMIC TRENDS** - The Ministry of Industry, Trade and Technology will discuss future economic trends in Central Ontario.

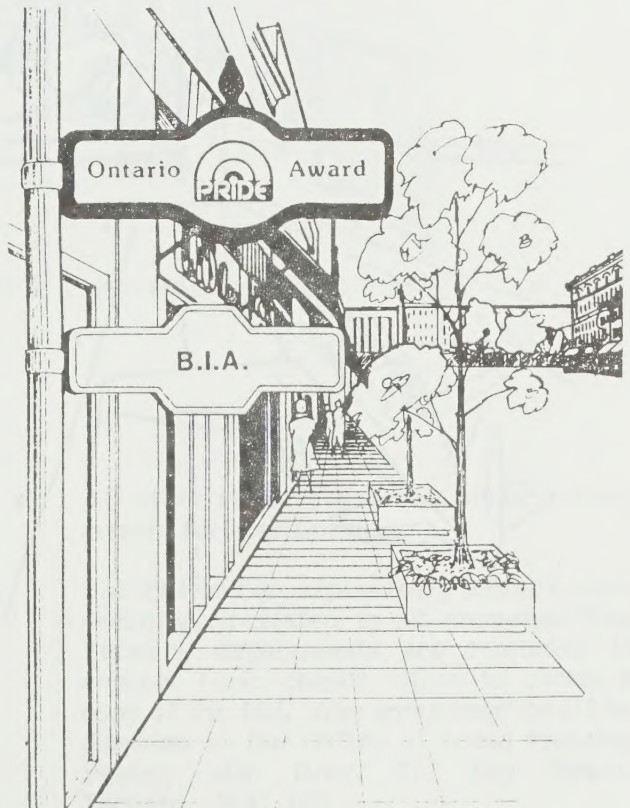
The pre-registration fee is \$40.00. Late registration between May 4 and May 15 will cost \$45.00. Contact: Kyle Benham (416) 224-7635.

BIA Conference : April 25-28

The annual conference of the Ontario Business Improvement Association will be held at the Ottawa Centre Holiday Inn from April 25 to 28. Workshops will be divided into three forums:

- * Physical Improvements
- * Marketing and Promotion
- * Downtown Management

On Monday April 27, the Minister of Municipal Affairs will host the Ontario Pride Awards Luncheon.

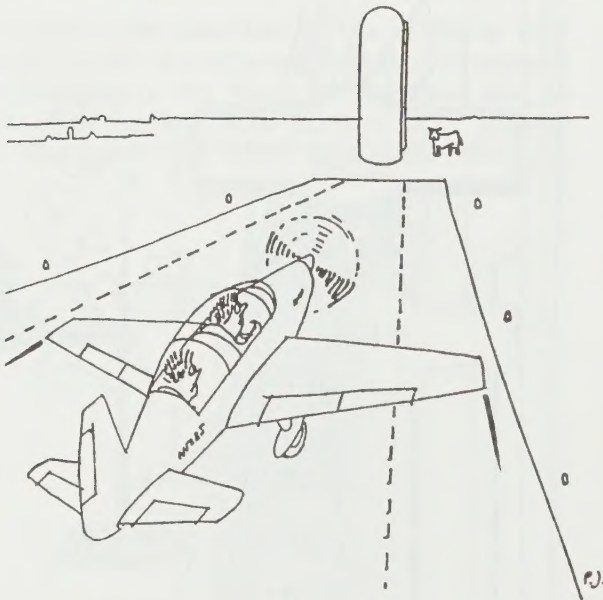


NEWS FLASHES

● Airport Zoning

No more silos at the end of airport runways!

That is the challenging 6 month task of the recently established interprovincial Working Group on Airport Zoning. It is looking for a better way to control building heights around non-federal airports across Canada. Now, it takes from two to four years, and costs about \$75,000 to impose registered, federal zoning regulations at each airport. Staff of the Community Planning Wing of the Ministry of Municipal Affairs and of the Aviation Office of MTC represent Ontario in the Working Group.



● Aesthetically Engendered Ecstatic Excess Examined

The city fathers of Florence have recently announced that they are spending the equivalent of \$30,000 on a program of medical research into a disease known as "Stendhal's Syndrome", after the French writer who first described its effects in 1817. The condition - which Florence proudly admits 100 visitors have caught in the last 10 years - consists of fainting attacks, and sometimes more serious complaints, brought on by the beauty of the victim's surroundings.

Psychiatrists say the effects have proved strongest at the Uffizi gallery, where Stendhal fainted after touring the collection of renaissance works of art. Sculptures like Michelangelo's large and naked David are also implicated.

Municipal planners in Ontario should not be concerned that any efforts at improving the aesthetics of their highway commercial strips could lead to increases in traffic fatalities resulting from drivers being smitten by Stendhal's Syndrome. It is reliably reported that the proportion of victims to motorists is likely to be statistically insignificant.

● Planning Information Calendar - 1987

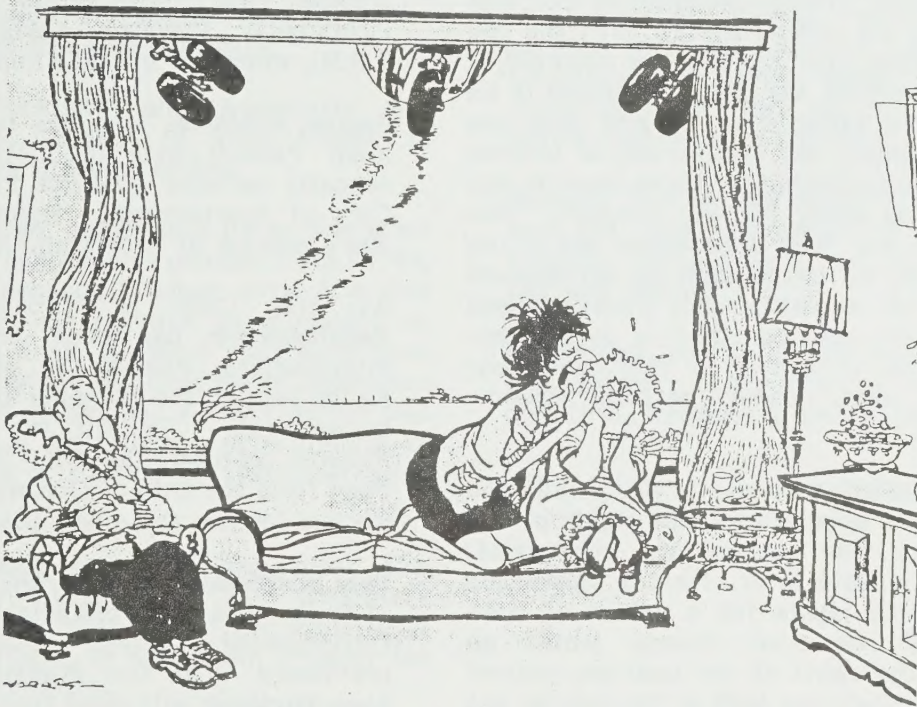
Three months have passed since all municipal clerks, planning departments, planning boards, and committees of adjustment received their 1987 Community Planning Calendars. The calendar contains basic information on each Branch within the Community Planning Wing with flow charts of various planning processes and a quick reference to the Planning Act.

We are planning to produce another calendar next year and would like some feedback on what you thought of this year's calendar. Please let us know what you would like to see on next year's calendar or what improvement could be made. Please send or phone your comments to the Community Planning Advisory Branch field office nearest you.

- **Introduction à l'aménagement et l'urbanisme**

Une traduction française de : **An Introduction to Community Planning** a paru en Décembre 1986. On peut obtenir cette publication à l'adresse suivante, au prix de 5 \$ payable au trésorier de l'Ontario :

Librairie du gouvernement de l'Ontario
880, rue Bay
Toronto (Ontario)
M7A 1N8



"Je disais . . . nous avons eu de la chance . . . pas été expropriés à cause de l'aéroport."

- **Planning Act Amendment**

Bill 208 - An Act to Amend the Planning Act, 1983 was given third reading in the Legislature on February 11, 1987. The Bill proposes various amendments which will improve the effectiveness of the Act while respecting its basic principles. No new principles or procedures are being added. Of importance is a reduction of the time frame for the zoning process from a minimum of 66 days to 41 days.

All other changes are of a minor nature, merely for clarification.

The Bill and an explanatory bulletin were recently circulated to all municipalities. Planning departments are reminded to contact their clerk's office to obtain a copy of the Bill. Any comments should be directed to the Office of Local Planning Policy, 13th floor, 777 Bay Street, Toronto. M5G 2E5

● Only One Kick at the Interim Cat

Section 37 of the Planning Act states that land affected by an interim control by-law may not be subject to another interim control by-law for a period of three years after the first by-law ceases to be in effect. It may happen that a municipality uses interim control over a large part of its land area for one purpose and then wishes to use it for a different purpose on a smaller area, located within the larger area. The present wording of the Act prohibits the second by-law until the end of the three year period. For example, if interim control has been introduced in all residential areas while church uses are being studied, any further use of interim control is precluded for three years in any residential area, for any purpose. The Ministry has been approached about the possibility of introducing an amendment to the Act to change this limitation and allow more than one interim control by-law to be in effect in the same geographic area, under certain circumstances.

The Ministry's response is that, while the problem is appreciated, the rights of the public in the process are paramount. Interim control is in effect a suspension of property rights for a period of time and the requested change would go beyond the spirit of our land use control process. Only one kick at the interim cat is allowed, at least until the three year waiting period has elapsed. When contemplating a general review of restrictions affecting a particular use, the full rezoning process, with its notice and hearing provisions, is probably the more appropriate process, leaving interim control available for localized studies.



PEOPLE

Alex Grant has gone from being Associate Director of Planning for Totten, Sims, Hubicki to Chief Administrative Officer at the Town of Uxbridge. Meanwhile, **Jim Dyment** will move from the Ministry's Community Planning Advisory Branch to T.S.H., where he will be a Senior Planner.

Janice Robinson, who has been a Development Planner with the City of Brampton, recently became a Senior Planner with the City of Scarborough. Before that, Janice was a planner at Winter and Associates.

At the City of Gloucester, **George Vadeboncoeur** has been promoted to an Intermediate Planner in the Policy/Long Range section the Planning and Development Department. To fill the vacant Junior Planner position, the City has hired **Danny Page** from the City of Cornwall where he had worked for two and a half years.

Paul Baskcomb is now working for the Region of Sudbury as an Intermediate Planner in the Development Control section. Paul was previously with the Ministry in Toronto. **Lynn Buckham** will move from Toronto to the Ministry's Sudbury office on a one year assignment. **George Soares**, a recent planning graduate from Ryerson, is now working for the Ministry in plans administration.

We hear that **Keith Jacobs** has departed from Bruce County's planning office in Wiarton after thirteen years service there to embark on a totally different line of work. Keith is now in training for service as a Christian missionary. His replacement is **Rick Hundey**, who was with the Ministry's Community Planning Advisory Branch office in London.

John Ariens has left the City of Stoney Creek for the Position of Director of Development with Planning Initiatives, a Kitchener based consulting company. Replacing John as Planning and Zoning Supervisor is **Gary Boyle**, who was previously with the Region of Niagara and the City of Ottawa.

The Ministry's Community Renewal Branch has a new community planner: **Domenico Renzella**. He has worked with Proctor and Redfern and the Community Planning Advisory Branch in Sudbury and with the Metro Toronto Housing Authority.

Cumming Cockburn and Associates has acquired the services of **John Uliana** as manager of its Kingston office.

Françoise Caron, qui a travaillé au Ministère des Affaires municipales pendant l'été de '86, à travers un échange étudiant entre l'Ontario et le Québec, est revenue au Ministère en janvier après avoir travaillé deux mois chez I.B.I. Elle a obtenu son diplôme en urbanisme à l'Université du Québec à Montréal en mai '86. Françoise est bilingue, évidemment, et travaille dans la section de l'administration des plans.

Anne Balaban, who was Mainstreet Co-ordinator in Aurora and had previously worked with two branches of the Ministry of Municipal Affairs, is now Town Planner for the Town of Cobourg.

Joining the Township of Amabel's planning office as a planner is **Ron Glenn**, a recent graduate of the University of Western Ontario. Ron replaces **Scott May** who is now with Gamsby and Mannerow, an engineering firm in Guelph.

Rick Nethery has left the Town of Georgina to join the planning staff in Newmarket. Rick graduated from Waterloo in 1980. His position as planner in Georgina has been filled by **Harold Lenters**.

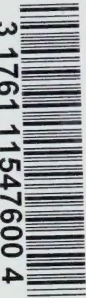
The Township of Lake of Bays now has the services of **Robert Meyers** as Township Planner and Bracebridge has hired **Peter Nevil** as its municipal planner. A Waterloo grad, Peter was a senior planner with the County of Essex.

Doug Stanlake, from the Ministry's office in London, has resigned to accept the position of Director of Planning for the Township of Westminster.

The departure of **Chris Smith** from the City of Cambridge planning department for a position with the Waterloo County Board of Education has given **Mats Flemstrom** the opportunity to move up to the position of Senior Planner with the City.

Richard Zelinka has joined the firm of Jean Monteith and Associates Limited as Senior Planner. He was with the City of London for the past twelve years.

Landscape architect **Ilze Andzans** has left the Township of Cumberland to work for her own firm, Andzans & Associates.



The next issue of the Planning Supplement to Background is scheduled to appear in mid-July. If you have information for our "People" column, please call Pierre Beeckmans at (416) 585-6257 or drop him a line at

Research and Special Projects Branch
Ministry of Municipal Affairs
777 Bay Street, 13th Floor
Toronto, M5G 2E5